

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2026-00010: Med Square
Review Type	Review of a Final Site Development Plan and Architectural Design
Parcel Identification	078000000020C8
Location	Approximately 600’ south of the Route 250 East/State Farm Blvd. intersection (Figures 1a and 1b)
Zoned	Planned Development Mixed Commercial (PDMC), Entrance Corridor (EC)
Owner/Applicant	Worrell Land & Development (Andrew Dracopoli)/Woolpert (Shannon Drake)
Magisterial District	Scottsville
Proposal	To construct a new medical office building with associated site improvements.
Context	The site is located approximately 380’ south of Rt. 250 and 340’ east of State Farm Blvd. in the Peter Jefferson Place development. A bank and an office building are located to the north, a museum is to the west, the Sentara Martha Jefferson Hospital is to the south, and the Hilton Garden Inn is to the east. The ground slopes down from west to east and overlooks a series of stormwater ponds.
Visibility	Views of the proposed building will be available along Rt. 250 between existing buildings and trees.
ARB Meeting Date	July 6, 2026
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

The ARB reviewed the initial site plan (ASDP-2025-132) and preliminary architectural design for this proposal on December 8, 2025. Comments from that review are included in the Analysis section of this report and the December 8 staff report is included as Attachment 1. A final site plan (SDP-2026-25) was submitted in March 2026 and is included as Attachment 2. Changes to the proposal since the December review include: a revised site layout for the ambulance drop-off, (Fig. 2) a reduced size for the ambulance canopy with corresponding changes to wall materials, a change from “white tonal masonry” to brick with a white face, slight changes to the parking layout and drop-off on the main entrance side of the building (southwest elevation), and removal of the pedestrian connections to the private drive and walking trail. The site and landscape plans (G100 and G101) included in the architectural drawing set include the site updates. Those updates are not shown on the March 2026 site plan.



Figure 1b: Aerial view of project location with the Rt. 205 East Entrance Corridor in the lower right corner

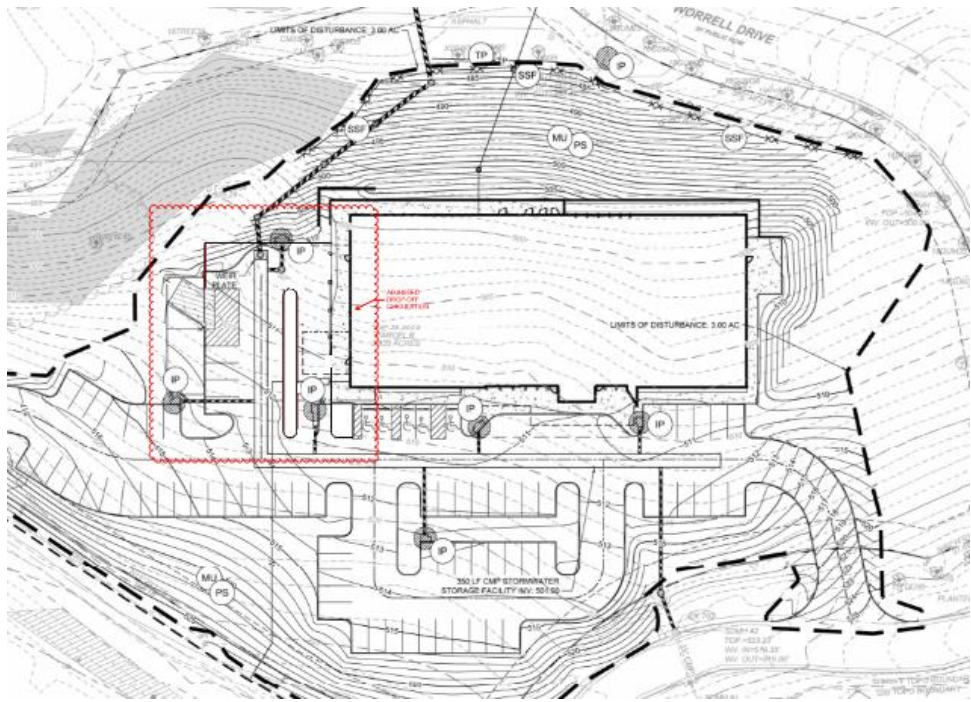
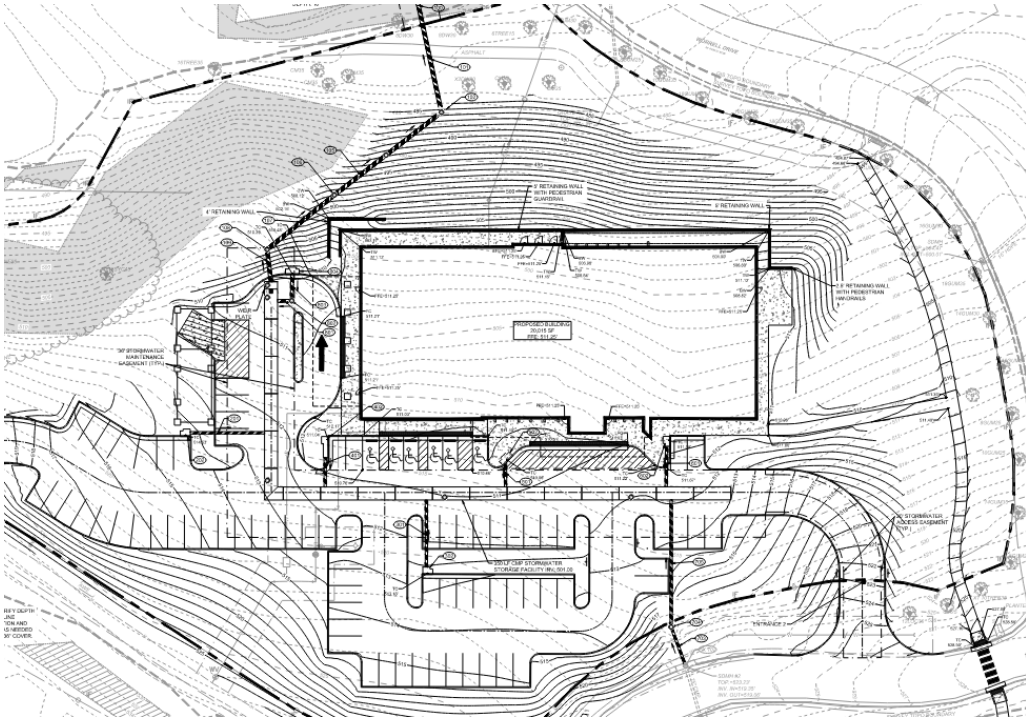


Figure 2: Site plan showing original layout of ambulance drop-off (left) and revised layout (right).

ANALYSIS

REF	GUIDELINE	RECOMMENDATION 12/8/25	ISSUE 7/6/26	RECOMMENDATION 7/6/26
	<i>Purpose; Compatibility with significant historic sites; Structure design; Compatibility with significant historic sites</i>			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants	None.	The proposed design continues to embody the traditional concepts of balance, hierarchy, repetition and connection. Materials and features continue to appear compatible with the surrounding development. The building is expected to contribute to an orderly and attractive	None.

	should note that replication of historic structures is neither required nor desired.		appearance along the corridor.	
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.			
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.			
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.			
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.	Provide material/color samples for review. Note, also, that some concern was expressed about the variety in the roof forms, and it was suggested that additional information should be submitted with the final site plan (for example, site sections) to confirm that the roof forms will have an appropriate appearance from the EC street.	Material samples have been provided. Proposed materials include: General Shale red brick: (New) Berkshire -35; General Shale red brick with a white face: LWQ Winterhaven 6040060442; Coronado Stone Products "Country Castle Huron" masonry veneer and ACM panels in light gray at the entrances; gray block for the retaining wall; standing seam metal roofs in slate gray; and fiber cement panels in gray for the walls of the pitched roofs and the mechanical screens. The proposed materials and colors are coordinated with each other and are compatible with the surroundings. Site sections were not provided but building sections were (G102) and perspective views were updated (Sheet A900). The design	Consider revising the design of rooftop elements to increase coordination.

			includes a variety of roof elements. Three of those are pitched roofs that extend beyond the main walls of the building; two are screens for the rooftop equipment. The perspective views show that the angle and color of the pitched roofs are coordinating features, but the multiple roof forms could result in a disjointed appearance. The distance from the EC and the trees between the building and the street are expected to provide a degree of mitigation.	
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>		The proposed window glass is Guardian Glass Sunguard 62/27 Gray with VLT of 31% and VLR of 6%. The proposed VLT is slightly lower than the guideline. It might appear a bit more opaque. However, given the distance from the corridor to the building and the intervening trees, the glass may not have a negative visual impact on the EC.	None.
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	None.	The massing of the building, the material changes, the window divisions and the roof forms of the proposed design all contribute to a sense of human scale.	None.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	None.	The distribution of materials across the elevations, the central entrance/colonnade element separating the two end bays, and the single-story height of the building all contribute to a cohesive whole. (See #9 for comments on the roof elements.)	None.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	None.	Blankness is not a characteristic of the proposed design.	None.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	None.	The design incorporates a stylized colonnade at the central bay.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	None.	The proposal is not a trademark design.	None.
	<i>Compatibility with the character of the Entrance Corridor</i>			
5	It is also an important objective of the Guidelines to establish a pattern of compatible	None.	The proposed design uses red and white	None.

	architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.		brick with gray stone in a contemporary design that is expected to be compatible with buildings along the corridor.	
10	Buildings should relate to their site and the surrounding context of buildings.			
	Accessory structures and equipment			
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	Indicate on the drawings the color of the rooftop mechanical screens. Show how the screens will coordinate with the other rooftop elements.	The mechanical screens are fiber cement panels proposed in a gray color. The same material and color are used for the walls supporting the pitched roofs. Gray has also been chosen for the pitched roofs, the masonry veneer, and the ACM panels to establish a coordinated appearance.	None.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.			
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.			
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	None.	The proposed development will tie into the existing stormwater system.	None.
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	None.	The note does not appear on the architectural drawings. It appears on sheet C1.0 of the site plan.	Add the standard mechanical equipment note to the architectural drawings.
22-31	Lighting			
	<i>General Guidelines</i>			
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	Provide a complete lighting plan with the final site plan submittal.	A complete lighting plan has been submitted. Spillover does not exceed .5 fc.	None.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.		The proposed fixtures are full cutoff styles.	None.
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.		9.8 is the maximum illumination proposed.	None.

25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.		The fixtures are proposed at 4000K.	Revise the lighting plan to show that all fixtures will have a color temperature of 3000K.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.		The finish of fixtures and poles is not identified.	Revise the luminaire schedule to show coordinated colors/finishes for the fixtures and poles.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.		The plan shows the pole-mounted fixtures at 18' high.	None.
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.		The lighting plan has not been updated to show the revised ambulance drop-off layout.	Revise the lighting plan to coordinate with the revised ambulance drop-off layout.
29	The following note should be included on the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."		The note does not appear on the lighting plan.	Add the standard lighting note to the plan.
	<i>Guidelines for the Use of Decorative Landscape Lighting</i>			
30	Light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.		Decorative lighting is not proposed.	None.
31	Where used for decorative effect, outdoor light fixtures shall: a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn. b. be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture			

	placement, etc. c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated. d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB. e. not be modified to reflect seasonal colors. f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.			
	Landscaping			
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	None.	The subject parcel does not have frontage along Rt. 250; frontage trees were established with previous developments. The proposed planting at the medical building adds layers of landscaping that will help integrate the building into the development and the corridor.	None.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.			
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road			

	right-of-way and utility easements.			
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	None.	Existing trees along Worrell Drive are to remain. Street trees are proposed along the private drive at the western perimeter of the parcel.	None.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	None.	There are existing trees to remain along the existing walking trail.	None.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area’s impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	None.	The landscape plan is substantially the same as the previous review.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	None.		
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i> .	In the plant schedules, change <i>Myrica cerifera</i> to <i>Morella cerifera</i> .	This change was not made.	In the plant schedules, change <i>Myrica cerifera</i> to <i>Morella cerifera</i> .
38	Plant health: The following note should be added to the landscape plan: “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”	Add the standard plant health note to the plan.	The note appears on sheet L3.0.	None.
	<i>Site Development and layout</i>			

	Development pattern			
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	None.	The change to the layout of the ambulance drop-off and parking layout at the main entrance are not expected to have a significant visual impact on the EC. The path from the building to the existing walking trail and the sidewalks from the building to the private drive have been deleted from the architectural site plan.	Update the site plan set with all proposed site layout changes. A connection to the walking trail is recommended.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.		 Applicant's diagram showing proposed building orientation relative to the EC.	
	Site Grading			
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	None.	Grading has not changed significantly since the previous review.	None.

41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	None.	Trees to remain are shown outside the limits of disturbance.	None.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.			
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.			
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	None.	The proposed development will be tied into the existing stormwater system.	None.

SUMMARY OF RECOMMENDATIONS

Staff recommend the following as the primary points of discussion:

1. Coordination of rooftop elements
2. Proposed building materials and colors
3. Window glass

Staff recommend approval with the following revisions:

1. Consider revising the design of rooftop elements to increase coordination.
2. Add the standard mechanical equipment note to the architectural drawings. “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
3. Revise the lighting plan to show that all fixtures will have a color temperature of 3000K.
4. Revise the luminaire schedule to show coordinated colors/finishes for the fixtures and poles.
5. Revise the lighting plan to coordinate with the revised ambulance drop-off layout.
6. Add the standard lighting note to the plan: “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”
7. In the plant schedules, change *Myrica cerifera* to *Morella cerifera*.
8. Update the site plan set with all proposed site layout changes.
9. A connection to the walking trail is recommended.

ATTACHMENTS

Attach. 1: [ARB-2026-0010: Med Square December 8, 2025, ARB Staff Report](#)

Attach. 2: [ARB-2026-0010: Med Square Final Site Plan](#)

Attach. 3: [ARB-2026-0010: Med Square Architectural Drawings](#)